

# EVERGREEN ♦ EAST HILLS VISION STRATEGY

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## Pleasant Hills Golf Course Community Workshop

August Boeger Junior High School  
1944 Flint Avenue  
San Jose, CA 95148

**Tuesday, January 17, 2006**  
6:30 - 9:00P.M.

### **SUMMARY of** **CORE VALUES & SITE DESIGN REPORT-OUT**

#### **GROUP 1**

##### *Core Values*

- High quality education
- Safety
- Preserving existing wildlife
- Preserving property values in the long-run
- Activities for youth
- Reducing traffic (total and cut-through)

#### **GROUP 2**

##### *Core Values*

- Preservation of open space (golf course driving range)
- Least possible traffic impact
- Keep same neighborhood character/neighborhood feel
- Plan for future community

#### **GROUP 3**

##### *Core Values*

- High quality schools
- Safe vehicle/pedestrian circulation
- Open space
- Recreation to serve community
- ~~Affordable housing~~
- Safe community services (i.e., Fire, Police, etc.)
- Economic diversity of housing
- Neighborhood serving retail

- Neighborhood contiguity
- Community center services for residents of need

**GROUP 4**

*Core Values*

- Low density/large lots
- School capacity/overcrowding
- Keep the peace and quiet
- Traffic impacts
  - Create interior loop road
  - Keep cars off Flint
  - Wide streets with speed bumps
  - More entrances on White and Tully
  - Add street connections to north
- Daycare
- Infrastructure
  - Sewers
  - Drainage/flooding
- Buffer area – preserve trees
- Park near school

**GROUP 5**

*Core Values*

- 40% Open space, 60% development
- Lot size – compatible with existing or larger
- Maintain quality education – not reduce existing
- Active open space – recreation
- Teen center – after school
- Traffic quality – parking – avoid neighborhood cut through
- Maximize sense of community
- Youth sports complex with multi-purpose

*Site Design Report-out*

- Started with 60% houses/40% open space, ended-up with 70% houses/30% open space
- Want linear park, sports (baseball/soccer), tot-lot, water features

- Townhomes, mixed-use with retail/office
- Houses should match and look similar to existing homes

**GROUP 6**

*Core Values*

- Safe neighborhoods
- Prevent overcrowding of: schools, streets, facilities
- Rural/country feel (low noise/privacy)
- School (quality/safety)
- Transportation, being able to get in and out of the area
- Green space, open space, trees
- Athletic facilities (ball fields)
- Community center (other than sports oriented)
- Street improvements
- Address flooding
- Walking (good sidewalks, street trees)
- Compatibility (architecture, density, height, etc.)
- Senior housing

*Site Design Report-out*

- No commercial
- 46 acres of open space is a good idea
- Focus open space near Lake Cunningham with sports facilities and community center, balanced along the edges
- School site should be 10 acres of whatever is needed
- Housing should be 8 dwelling units per acre to match existing
- Senior housing near a community center
- Safe neighborhoods with a rural feel
- Transportation is important
- Existing flooding conditions need to be addressed
- Development should have compatible architecture

**GROUP 7**

*Core Values*

- Provide recreational uses
  - Active uses (soccer field, baseball, swimming pool, community center)
  - Part of City park system
  - Close to community
- Preserve open space
  - Provide connections to other parks, trails, etc.
  - Use native plants, lots of trees
- Protect schools, subsidized housing for teachers
- Protect against cut-through traffic
- Provide commercial on South White
- Safety – traffic concerns

*Site Design Report-out*

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**GROUP 8**

*Core Values*

- Don't increase traffic on neighborhood and major arterials
- More open space
- Greenbelt buffer at existing neighborhood
- Neighborhood safety
- Blend new development with existing
- More accessible recreational opportunities
- Commercial services (split vote)
- Protect school population levels
- Avoid increased parking in neighborhoods
- Protect neighborhood quietness
- Avoid neighborhood overcrowding

**GROUP 9**

*Core Values*

- Safety – pedestrian and neighborhood
- Minimize traffic
- Safe park-strip walkways joining to Lake Cunningham
- Ensure adequate schools (all levels) and community services and senior center

- Well designed local streets
- Maximize open space/youth center and recreation areas
- Provide affordable housing and minimize high density
- Save trees and existing environment to maximum extent possible

**GROUP 10**

*Core Values*

- Traffic control
- Green space conservation
- Decrease crime
- Maintaining trees
- Air quality
- Maintain a 9-hole golf course
- Parks
- Safety for pedestrians
- Maintain quality of life
- Activities for kids
- Adequate parking
- Connection to Lake Cunningham
- Dog park
- Par course/trails
- Affordable housing
- Build or enlarge schools
- Increase Fire Department
- Control the density of housing